



Roman Nestorowicz, Chairman
David Sophiea, Vice-Chairman
Paul Jerzy, Secretary
William Clift, Asst. Secretary
Charles Anglin
Kevin Higgins
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester

Zoning Board of Appeals
Office of the City Council
5460 Arden, Ste. 505
Warren, MI 48092
Ph. (586)258-2060
Fax: (586)268-0606

**A Regular Meeting of the Zoning Board of Appeals
Wednesday, June 28, 2023 at 7:30 p.m. in the Warren Community Center
Auditorium, 5460 Arden, Warren, Michigan 48092.**

Site plans are available for viewing in the Building Department of
City Hall at 1 City Square, 3rd Floor, Warren, 48093.
Please call: (586) 574 - 4504

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES of the **Regular Meeting of June 14, 2023.**

6. PUBLIC HEARING: **APPLICANT: Sundance Inc., dba Taco Bell
Store #24649**
- REPRESENTATIVE: Matt DaPra
COMMON DESCRIPTION: 11799 Thirteen Mile
LEGAL DESCRIPTION: 13-02-354-011
ZONE: C-2

VARIANCES REQUESTED: Permission to

Erect a 60.5" x 59.3" = 24.91 square ft. digital menu board that is 72.4" high. (If approved, this variance will replace the one approved on 1/28/1987 for a 23 square ft. menu board.)

ORDINANCES and REQUIREMENTS:

Section 4A.35 – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2): B) One freestanding on premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

Section 4A.11 – Specific Sign Definitions: 22. Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

7. PUBLIC HEARING: **APPLICANT: Lee Industrial Contracting**
- REPRESENTATIVE: Ryan Pline
COMMON DESCRIPTION: 24622 Mound
LEGAL DESCRIPTION: 13-28-101-044
ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Allow an addition to building with a height of 42' 3".
- 2) Retain a 3 ft. high brick wall in the front setback, 18' 3" from the front (Mound) property line that extends from the north property line to the south property line.

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards: D) Height of Buildings M-2. Two stories or 30 ft.

(A) Front Yards M-2. All building lines and front yards shall be established no closer to the street than the future street line as established by the master thoroughfare plan of the City of Warren.

2. In an M-2 zone where a front yard has been established by the majority of the existing building sin a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to set back further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in M-2 zones, yards fronting on a major thoroughfare as defined by the master thoroughfare plan for the City of Warren or front yards facing a residential district shall be fifty (50) feet.

Section 4D.39 – Location: All fences and walls constructed or installed between lots shall not exceed a height of six (6) feet above the average grade of the two (2) adjoining lots and shall not extend closer to the front lot lien than the established building line or front set back line.

8.	PUBLIC HEARING: REPRESENTATIVE: COMMON DESCRIPTION: LEGAL DESCRIPTION: ZONE:	APPLICANT: Joel Ruhlman, Mound Road Express LLC Paul Reschke 24815 and 24705 Mound 13-29-228-008, 009 and 010 M-2
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VARIANCES REQUESTED: Permission to

- 1) Allow 80,319 square ft. of open storage, for parking/storing of semi-tucks and trailers, when 4,203.2 square ft. is allowed.
- 2) Erect a 6 ft. decorative aluminum black fence 50 ft. from the front property line and 22 ft. past the front building line.
- 3) Allow outside storage no less than 50 ft. from the front property line.

ORDINANCES and REQUIREMENTS:

Section 17.02 (S) Open Storage Other Than Junk: All open storage shall be located in a designated area approved by the Planning Commission as a part of site plan approval. The area shall be enclosed on three (3) sides by chain link fencing with a metal/plastic slats used for screening as deemed necessary by the Planning Commission. The designated area shall always be hard surfaced and screened from the public street and any residentially zoned areas. Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site. In M-1 and M-2 zones the designated area shall not be located any closer than seventy-five (75) feet to the front property line.

Section 4D.39 – Location: All fences and walls constructed or installed between lots shall not exceed a height of six (6) feet above the average grade of the two (2) adjoining lots and shall not extend closer to the front lot line than the established building line or front set back line.

- 9. NEW BUSINESS
- 10. ADJOURNMENT

Paul Jerzy
Secretary of the Board

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: SUNDANCE INC., DBA TACO BELL STORE #24649

REPRESENTATIVE: MATT DAPRA

COMMON DESCRIPTION: 11799 13 MILE

PARCEL NUMBER: 12-13-02-354-011

ZONED DISTRICT: C-2

REASON: Petitioner wishes to update the menu board at this address.

ORDINANCES and REQUIREMENTS:

SECTION 4A.35 - SIGNS PERMITTED IN COMMERCIAL BUSINESS AND INDUSTRIAL DISTRICTS (C-1, C-2, C-3, M-1 AND M-2). B) One freestanding on premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

SECTION 4A.11 - SPECIFIC SIGN DEFINITIONS. 22. Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

VARIANCES REQUESTED: Permission to:

Erect a 60.5" x 59.3"= 24.91 sf digital menu board that is 72.4" high. (If approved this variance replace the one approved on 1/28/1987, for a 23 sf menu board.)

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 05/17/2023 06/02/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: SUNDANCE INC. DBA TACO BELL STORE #24649

Your request for **BUILDING PERMIT** has been **REJECTED**, as it does not meet the requirements of the City of Warren Zoning Ordinance #30 as follows:

SECTION 4A.35 SIGNS PERMITTED IN C-2.
SECTION 4A.11 SPECIFIC SIGN DEFINITIONS.

It is necessary for you to make application to the Zoning Board of Appeals to obtain a variance for the above noted sections.

dwenson, Zoning Inspector

20/1/2023
5/17/2023
#25000

#250
pcl 5/17/23

**16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED
A COPY OF ALL DOCUMENTS MUST BE SUBMITTED ELECTRONICALLY FOR
COMMERCIAL SUBMISSIONS**

**CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE**

PLEASE PRINT OR TYPE

Name of Applicant: Sundance, Inc. DBA Taco Bell Store #24649

Address: 11799 13 Mile Rd. Warren, MI 48093 Telephone: _____

Applicant's Email Address: _____ prefer email communication

Name and Address of Property Owner (if different) Sundance, Inc.

Name of Representative: Matt DaPra Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ prefer email communication

Address of Property: 11799 13 Mile Rd. Warren, MI 48093

Parcel I.D. No. (as shown on tax bill): 12-13-02-354-011

Purpose of Request: We currently have a variance for a second ground sign but are being told it is limited to 23sq ft. total. The digital menu board we are trying to install at this store is 24.9sq ft. so we are requesting a variance for the additional 1.9sq ft.

Please explain the nature of your hardship:

We do not have the ability to adjust the digital menu board size unfortunately. This is a corporate requirement that Taco Bell has enforced where all stores need to upgrade their current menu boards to the stratacache digital menu boards by 2024.

Signature: Clint Syden-Peterson Date: 5/11/23

The approval of any land use or dimensional variance from the regulations of the Warren Zoning Ordinance does **NOT** affect or rescind any requirement of the ordinance to obtain site plan approval, Building Division permit or to otherwise comply fully with the Code of Ordinances, or other applicable State or Federal regulations

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Clint Lyders
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE Owner OF Sundance Inc.
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT We
I/We/It
X /RECORDED LAND CONTRACT PURCHASER(S) X /RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH SUBMITTAL HAS BEEN/WILL BE MADE TO THE CITY OF WARREN,
MACOMB COUNTY, MICHIGAN IN A:

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Matt DaPra *
Name(s) of Person(s)

THE Director of Construction OF Sundance Inc. *
Title of Officer Name of Company

OF _____
IS/ARE/MY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.

FURTHER, DEPONENT SAYS NOT.

SIGNED Matt DaPra L.S.
SIGNED Clint Lyders-Peterson L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF LIVINGSTON

ON THIS 12th DAY OF May, 2023, BEFORE ME PERSONALLY CAME
Clint Lyders Peterson, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT He DID SO OF HIS OWN FREE WILL AND DEED.

Maxwell T. Kirby
NOTARY PUBLIC, LIVINGSTON COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 6/15/25

NOTICE TO OWNER

If a representative appears on your behalf, they must be informed on all pertinent data relative to your request. Failure to answer any question from the Board could result in your request being delayed or denied. IT IS THEREFORE RECOMMENDED THAT YOU appear in person.

Non-use variances relate to the modification of applicable area, dimension or structural regulations. The concurring vote of five (5) members of the Board shall be required to approve a non-use variance. **No variation from the provisions or requirements of this article shall be authorized by the Board unless the Board finds that the applicant has demonstrated all of the following to establish there is a practical difficulty in complying with the article requirement.**

The reason you are seeking the variance must be something that is beyond your control. You cannot justify approval of a variance on the simple contention that it is inconvenient to follow the rules. What extraordinary situation affects only your property and no others in the vicinity or zone?

Use the space provided below to demonstrate how your request will meet the following criteria for a non-use variance.

Unreasonable impact/burden. Strict compliance with area, setback, frontage, height, bulk or density requirements would unreasonably prevent the applicant from using the property for a permitted purpose, or would be unnecessarily burdensome.

N/A

Not self-imposed. The condition was not created by the applicant or a previous owner of the property or reasonably discoverable by the owner.

N/A

Property unique. The property has unique physical features or characteristics; or the plight is due to unique circumstances of this property and is not due to general neighborhood conditions.

N/A

Not a detriment. Granting the variance will not result in detriment to nearby properties; will not impair an adequate supply of light and air to the adjacent properties; will not impair the property values in the surrounding area; and will not cause public safety concerns.

This will not impair light and air supply or impair the property value

Not personal or economic. The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

N/A

Necessary. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

Yes

A land use variance allows property to be used for a specific use that otherwise is prohibited in the applicable zoning district. The concurring vote of six (6) members of the Board shall be required to approve a land use variance. **A land use variance shall not be authorized by the Board unless the Board finds that the applicant has demonstrated all of the criteria to establish an unnecessary hardship.**

The reason you are seeking the variance must be something that is beyond your control. You cannot justify approval of a variance on the simple contention that it is inconvenient to follow the rules. What extraordinary situation affects only your property and no others in the vicinity or zone?

Use the space provided below to demonstrate how your request will meet the following criteria for a land-use variance.

Property cannot be used as zoned. The characteristics of the property are such that it cannot be used for any use permitted in the zoning district; or the property can only be used for a permitted use at a prohibitive expense and therefore, will not yield a reasonable rate of return; or the characteristics of the property render it valueless or to have only distress value for any of the uses permitted by the zoning district; or this article as it applies to the property is unreasonable and arbitrary; or confiscatory.

N/A

Not self-imposed. The condition was not created by the applicant or a previous owner of the property or reasonably discoverable by the owner.

N/A

Property unique. The property has unique physical features or characteristics or the plight is due to unique circumstances of this property and is not due to general neighborhood conditions.

N/A

Not a detriment. Granting the variance will not result in detriment to nearby properties; will not impair an adequate supply of light and air to the adjacent properties; will not impair the property values in the surrounding area; will not alter the essential character of the area; and will not cause public safety concerns.

This will not impair light and air supply or impair the property value

Necessary. The land use variance is necessary for the preservation and enjoyment of the property.

Yes

11799 Thirteen Mile Road

Beacon Sign

Granted permission at the meeting of 1-28-87 to

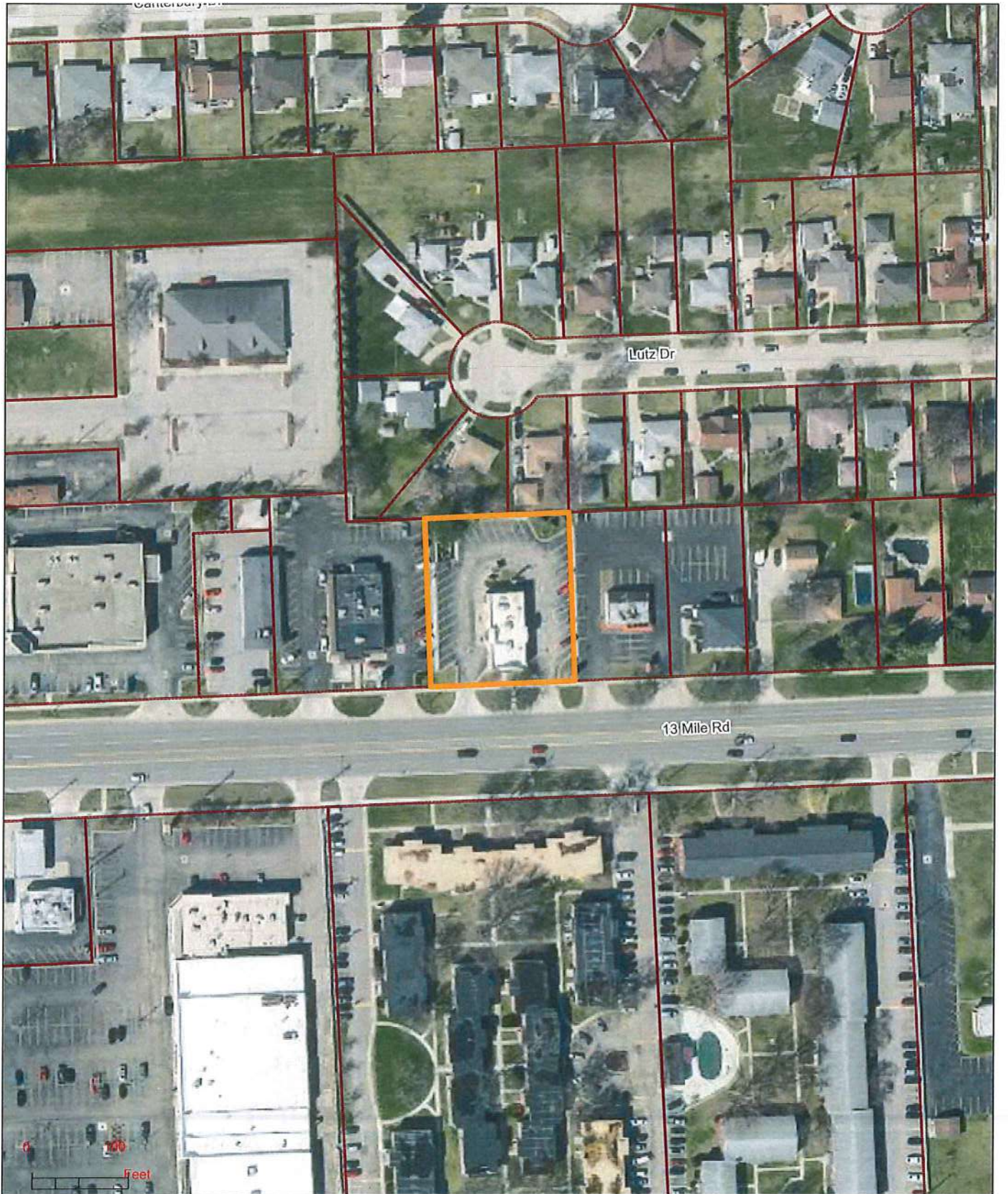
1. Erect two 3'1" x 1'4" (4 sq. ft. ea.) enter and exit signs, 4'4" high to no less than 1-1/2' of the front property line.

2. Erect one 8'1" x 12' (97 sq. ft.) sign, no higher than 24' high to no less than 1' of the front property line.

3. Erect one 28" x 192-3/8" (38 sq. ft.) wall sign and a 3' x 3' (9 sq. ft.) mini-bell on the front face of the building.

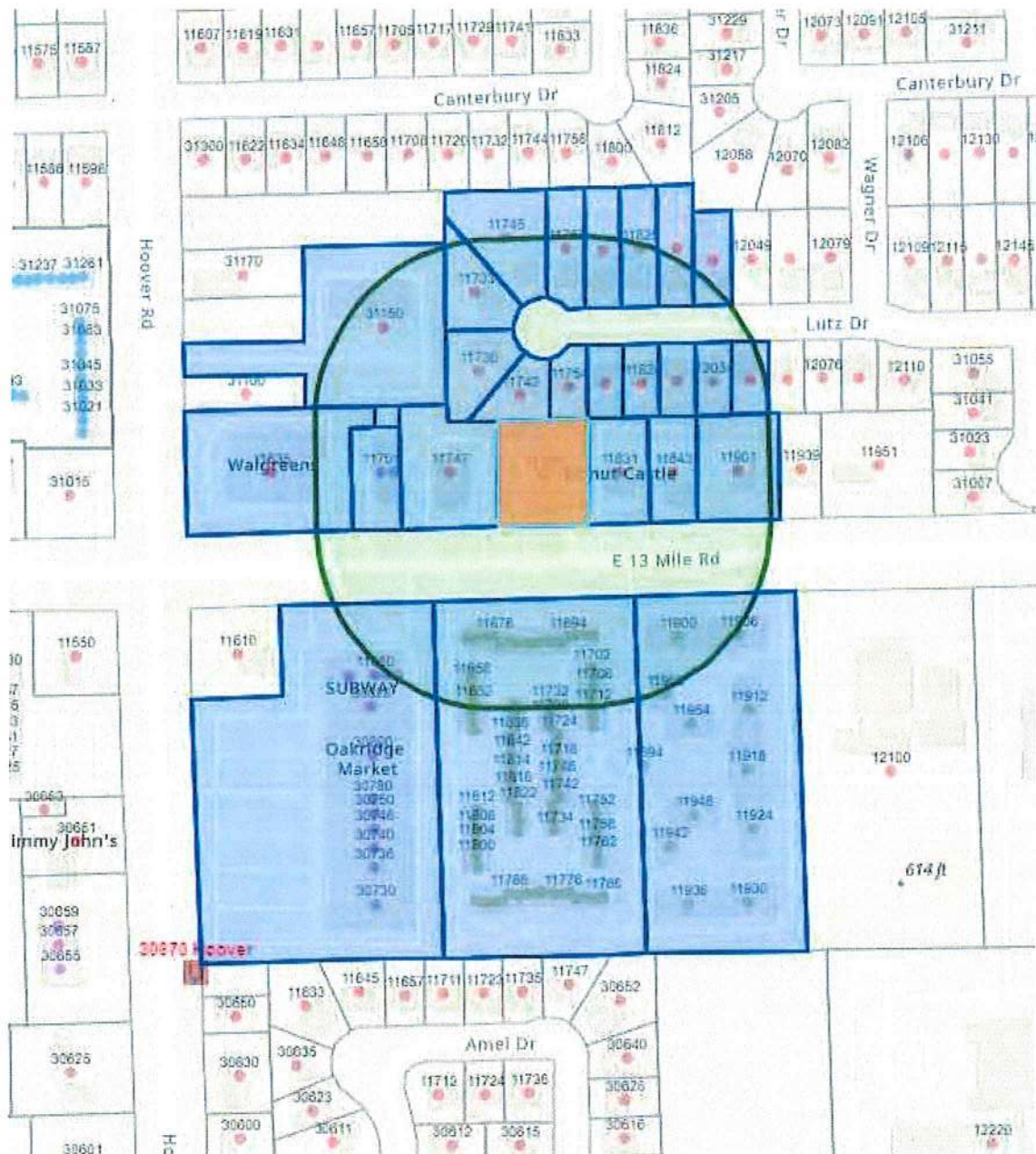
4. Erect one 5' x 4-1/2' (23 sq. ft.) menu board. —Total signage is to be 175 sq. ft.—

15 WARREN



11799 Thirteen Mile
13-02-354-011

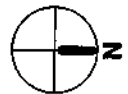
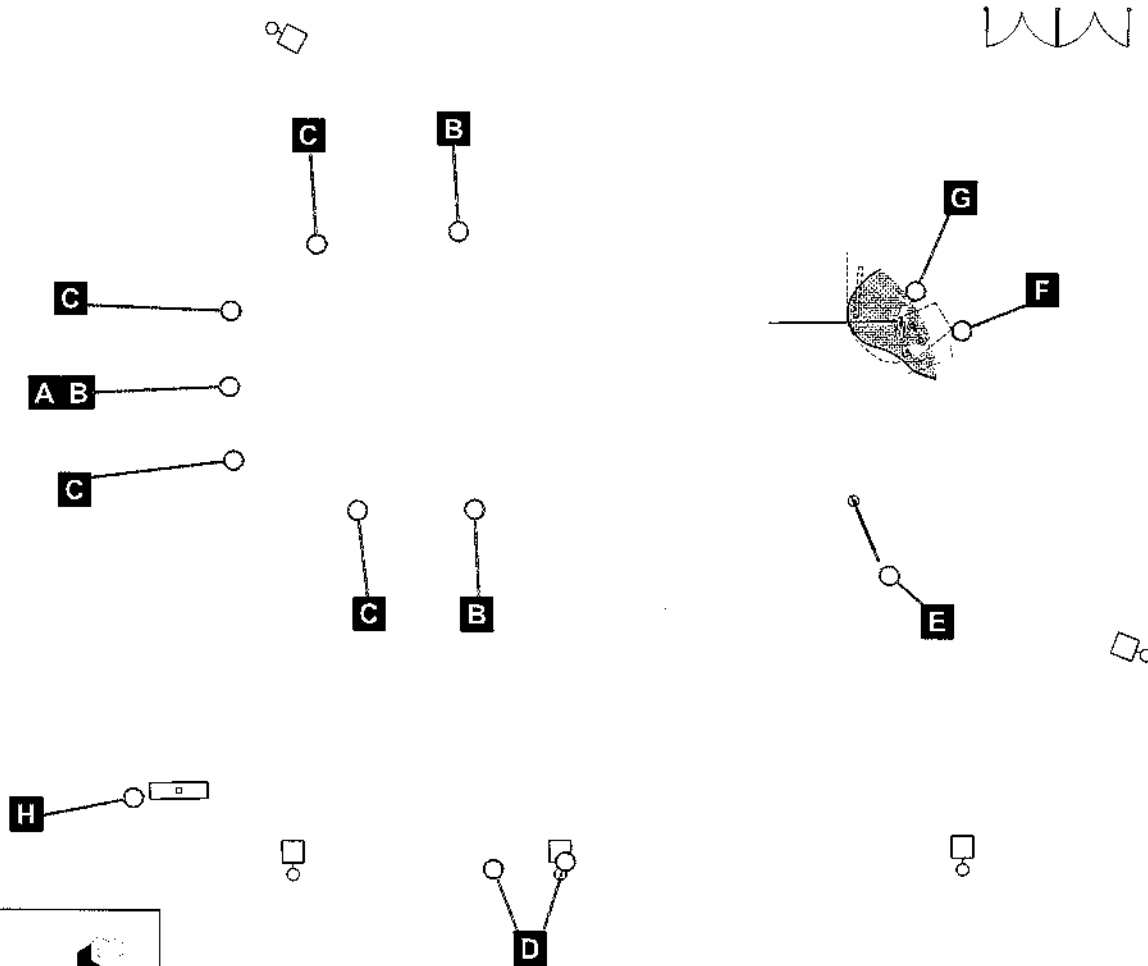
25



SITE PLAN

Qty.	SIGN CODE	DESCRIPTION	
A	1	V-04.42	Large Swinging Bell - Purple Face Lit - 3'-0" h x 3'- 10 3/8" w
B	3	V-11.14W	Medium TB 14" White Channel Letters, Awning Mount - Linear
C	4	COVE LIGHT	Purple LED Wall Downlighting. Power supplies as necessary.
D	2	V03.8	Mobile P/U Parking space signs.
E	1	V-1069.EN	Endeavor Clearance Bar - Foundation provided by GC.
F	1	V-1070.EN	Endeavor OPC - Foundation provided by GC.
G	1	DMB	Digital MB, Install on new foundation provided by GC
H	1	P64 RETRO	64sf G3 Faces w/msg. Panel TBD, LED kit, Retainer/Clad Satin Black

NOTE: GC TO CONFIRM AWNING SIZES

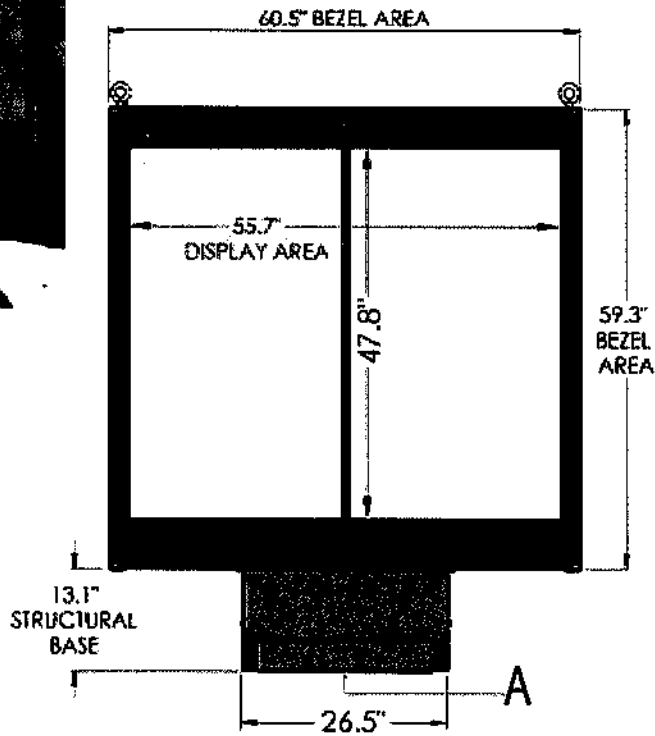


G TAC-DMB-EXT-INSTALL

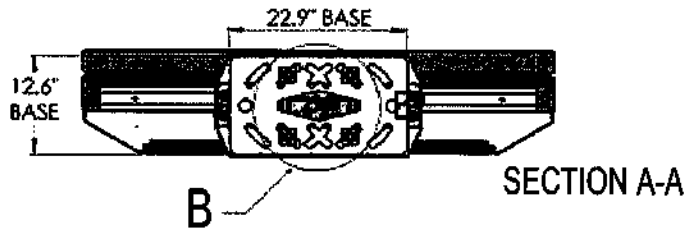
NOTE: New Foundation Provided by GC.



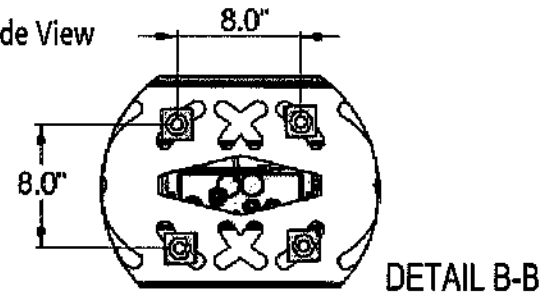
EXISTING



Front View



Side View



GENERAL SPECS

Material: Aluminum exterior with tube steel inner frame.
Certified 180 MPH

Surface Treatment:
- Pretreatment - zinc primer & polyester powder coating

Surface Area:
- Display: 18.5 sq/ft
- Total surface: 24.9 sq/ft

Weight:
- Gross: 915 lbs / Net: 705 lbs

ELECTRICAL SPECS

Power:
- Hardwired AC Power
- 120/240V 50/60Hz
- 1150 W (@ max load)
- UL Rated @ 10 Amp

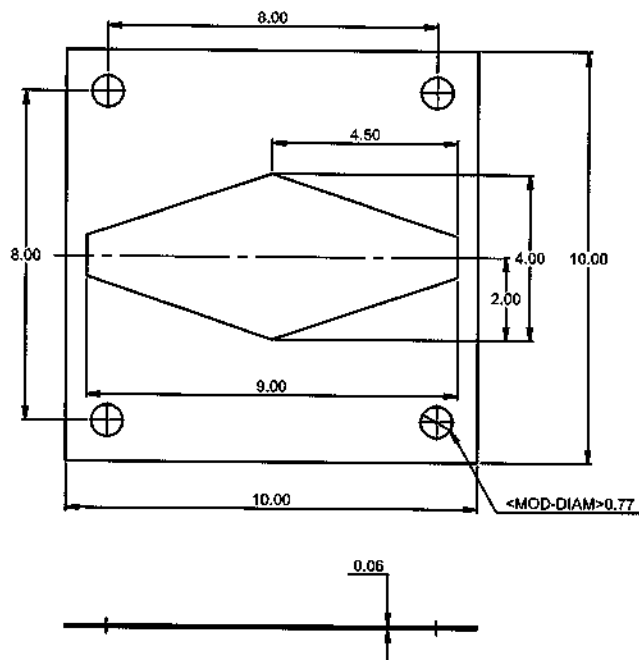
Backlight:
- LED Light Source
- 380 CD/M2 to 3,500 CD/M2
- Auto adjusting to outdoor ambient light levels



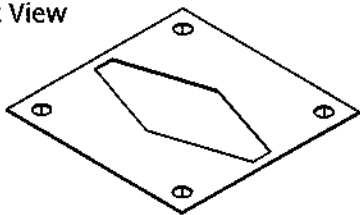
G TAC-DMB-EXT-INSTALL

Foundation

ROD TEMPLATE



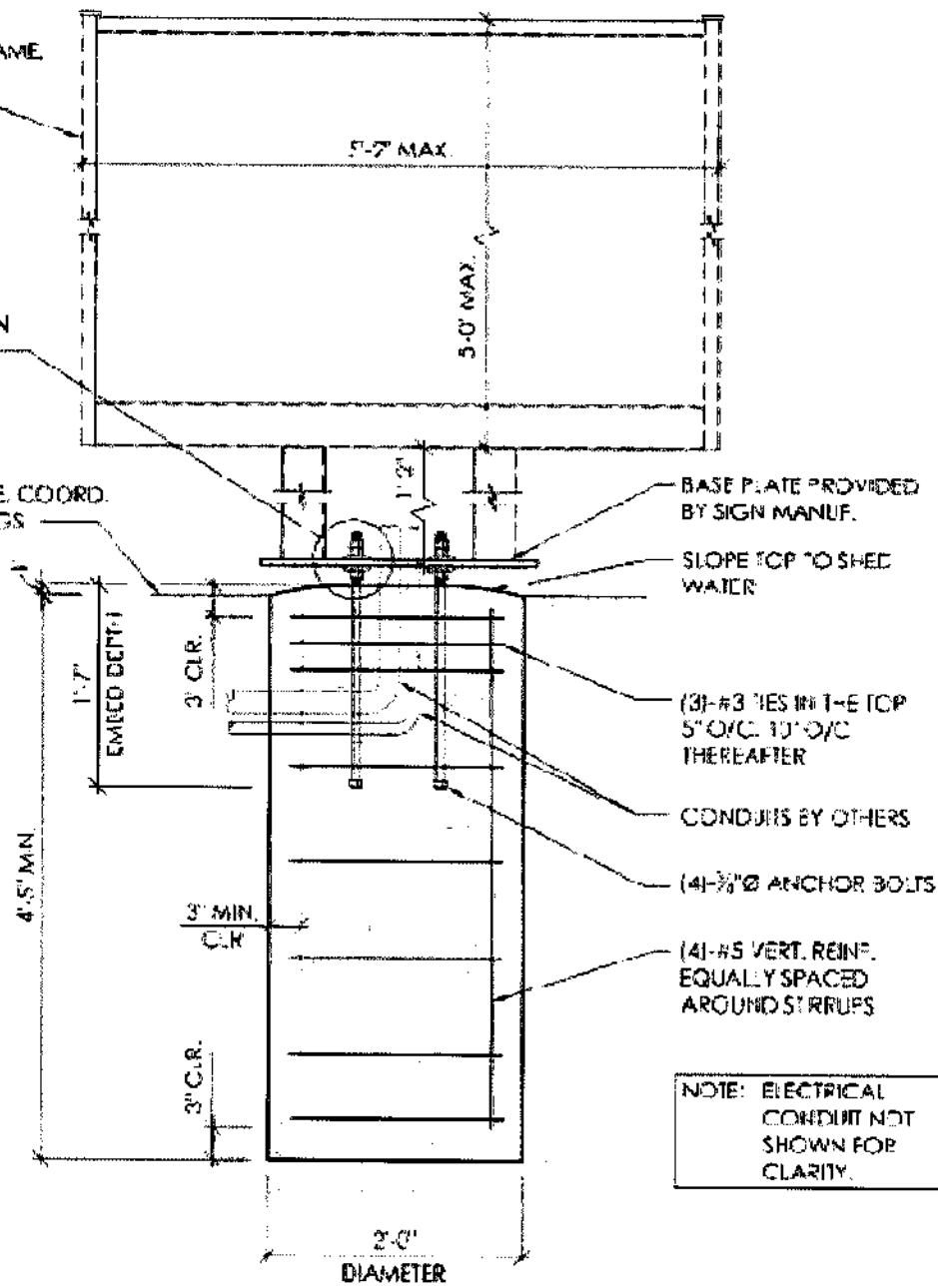
ROD TEMPLATE Isometric View



SIGNAGE FRAME
COORD. W/
SUPPLIER

SEE TYPICAL
CONNECTION
DETAIL

FINISH GRADE COORD.
W/ CIVIL DWGS



NOTE: ELECTRICAL
CONDUIT NOT
SHOWN FOR
CLARITY.

FOUNDATION SECTION (MENU BOARD)



Roman Nestorowicz, Chairman
David Sophiea, Vice-Chairman
Paul Jerzy, Secretary
William Clift, Asst. Secretary
Charles Anglin
Kevin Higgins
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester



Zoning Board of Appeals
Office of the City Council
5460 ARDEN, SUITE 505
WARREN, MI 48092
P: (586) 258-2060
F: (586) 268-0606

NOTICE OF PUBLIC HEARING

The Warren Board of Appeals will hold a Public Hearing in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan on:

WEDNESDAY: JUNE 28, 2023 at 7:30 P.M.

Applicant: SUNDANCE, INC. dba TACO BELL STORE #24649
Common Description: 11799 THIRTEEN MILE

VARIANCE(S) REQUESTED: Permission to:

Erect a 60.5" x 59.3" = 24.91 square ft. digital menu board that is 72.4" high. (If approved, this variance will replace the one approved on 1/28/1987 for a 23 square ft. menu board.)

PLEASE NOTE: WARREN'S ZONING ORDINANCE PROVIDES THAT THIS NOTICE BE SENT TO THOSE PERSONS OWNING PROPERTY WITHIN 300 FEET OF THE PROPERTY INVOLVED.

IF THE ADDRESS THIS NOTICE IS MAILED TO CONTAINS MORE THAN FOUR (4) DWELLING UNITS LEASED BY DIFFERENT PERSONS, THIS NOTICE SHALL BE POSTED AT THE PRIMARY ENTRANCE.

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2052 – at least 48 hours in advance of the meeting to request assistance.

You may e-mail: njones@cityofwarren.org or contact us by U.S. Mail at the address listed above, to express any views you may have pertaining to this matter.

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Patrick Green, (Mayor Pro Tem) President, At Large
Gary Watts, Vice-President, Dist. 4
Mindy Moore, Secretary, Dist. 3

Jonathan Lafferty, Asst. Sec'y, Dist. 2
Angela Rogensues, At Large

Ronald Papandrea, Dist. 1
Eddie Kabacinski, Dist. 5

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: LEE INDUSTRIAL CONTRACTING

REPRESENTATIVE: RYAN PLINE

COMMON DESCRIPTION: 24622 MOUND

PARCEL NUMBER: 12-13-28-101-044

ZONED DISTRICT: M-2

REASON: Petitioner seeks variances related to building addition.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 INDUSTRIAL STANDARDS

(D) HEIGHT OF BUILDINGS M-2. Two stories or 30 ft.

(A) FRONT YARDS M-2 1. All building lines and front yards shall be established no closer to the street than the future street line as established by the master thoroughfare plan of the City of Warren. 2. In an M-2 zone where a front yard has been established by the majority of the existing buildings in a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to set back further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in M-2 zones, yards fronting on a major thoroughfare as defined by the master thoroughfare plan for the City of Warren or front yards facing a residential district shall be fifty (50) feet.

SECTION 4D.39. - LOCATION. All fences and walls constructed or installed between lots shall not exceed a height of six (6) feet above the average grade of the two (2) adjoining lots and shall not extend closer to the front lot line than the established building line or front set back line.

VARIANCES REQUESTED: Permission to:

- 1. Allow an addition to building with a height of 42' 3".
2. Retain a 3ft. high brick wall in the front setback, 18' 3" from the front (Mound) property line that extends from the north property line to the south property line.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: LEE INDUSTRIAL CONTRACTING

Your request for **BUILDING PERMIT** has been **REJECTED**, as it does not meet the requirements of the City of Warren Zoning Ordinance #30 as follows:

SECTION 17.02 INDUSTRIAL STANDARDS
SECTION 4D.39 LOCATION

It is necessary for you to make application to the Zoning Board of Appeals to obtain a variance for the above noted sections.

dwenson, Zoning Inspector

6/12/23
DW 250

**16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED
A COPY OF ALL DOCUMENTS MUST BE SUBMITTED ELECTRONICALLY FOR
COMMERCIAL SUBMISSIONS**

**CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE**

PLEASE PRINT OR TYPE

Name of Applicant: Lee Industrial Contracting

Address: _____ Telephone: _____

Applicant's Email Address: _____ prefer email communication

Name and Address of Property Owner (if different) Wico Metal Products Holding Co

Name of Representative: Ryan Pline Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ prefer email communication

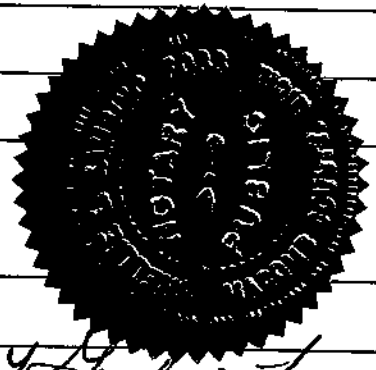
Address of Property: 24622 Mound Rd, Warren, MI, 48091

Parcel I.D. No. (as shown on tax bill): 12-13-28-101-044

Purpose of Request: Changing the height of appx 16000 sq ft of the roof to allow head room for equipment needed to run the business
Roof to be raised to 48'3" (12'0")

Please explain the nature of your hardship:

Need the extra head room to allow for the equipment needed to run the business



Shellie L. Gambino

SHELLIE L. GAMBINO-P668
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES OCT 3, 2026
ACTING IN COUNTY OF MACOMB

Signature: [Handwritten Signature] Date: 5-31-2023

The approval of any land use or dimensional variance from the regulations of the Warren Zoning Ordinance does **NOT** affect or rescind any requirement of the ordinance to obtain site plan approval, Building Division permit or to otherwise comply fully with the Code of Ordinances, or other applicable State or Federal regulations

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Michael Piatt

OF _____
Address, City, State

THE CFO OF Wica Metal Products Holding Co.
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT We
I/We/It

_____/RECORDED LAND CONTRACT PURCHASER(S) /RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH SUBMITTAL HAS BEEN/WILL BE MADE TO THE CITY OF WARREN,
MACOMB COUNTY, MICHIGAN IN A:

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Michael Piatt
Name(s) of Person(s)

THE CFO OF Wica Metal Products Holding Co.
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

IS/ARE/MY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.

FURTHER, DEPONENT SAYS NOT.

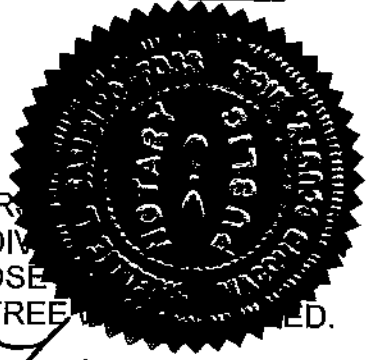
SIGNED Michael Piatt L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF MACOMB

ON THIS 31ST DAY OF MAY, 2023, BEFORE ME PERSONALLY
MICHAEL PIATT, TO ME KNOWN TO BE THE INDIVIDUAL
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE OF
ACKNOWLEDGED THAT HE DID SO OF HIS OWN FREE WILL.



SHELLIE L. GAMBINO-FOSS
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Oct 3, 2025
ACTING IN COUNTY OF MACOMB

Shellie L. Gambino-Foss
NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 10/03/2025

NOTICE TO OWNER

If a representative appears on your behalf, they must be informed on all pertinent data relative to your request. Failure to answer any question from the Board could result in your request being delayed or denied. IT IS THEREFORE RECOMMENDED THAT YOU appear in person.

* Non-use variances relate to the modification of applicable area, dimension or structural regulations. The concurring vote of five (5) members of the Board shall be required to approve a non-use variance. No variation from the provisions or requirements of this article shall be authorized by the Board unless the Board finds that the applicant has demonstrated all of the following to establish there is a practical difficulty in complying with the article requirement.

The reason you are seeking the variance must be something that is beyond your control. You cannot justify approval of a variance on the simple contention that it is inconvenient to follow the rules. What extraordinary situation affects only your property and no others in the vicinity or zone?

Use the space provided below to demonstrate how your request will meet the following criteria for a non-use variance.

Unreasonable impact/burden. Strict compliance with area, setback, frontage, height, bulk or density requirements would unreasonably prevent the applicant from using the property for a permitted purpose, or would be unnecessarily burdensome.

Raising the roof of a portion of this building ~~is~~ is pertinent to this business to allow the "head room" for the stamping presses to be installed for manufacturing.

Not self-imposed. The condition was not created by the applicant or a previous owner of the property or reasonably discoverable by the owner.

The original intent of this building has changed to meet the needs due to a rise in production.

Property unique. The property has unique physical features or characteristics; or the plight is due to unique circumstances of this property and is not due to general neighborhood conditions.

There are no plight or unique features to the property. It is a typical industrial structure and surroundings.

Not a detriment. Granting the variance will not result in detriment to nearby properties; will not impair an adequate supply of light and air to the adjacent properties; will not impair the property values in the surrounding area; and will not cause public safety concerns.

As with All Wico locations, this building will keep the same overall look as the others. Wico has invested heavily into making their properties throughout the city nice and will not hinder any neighboring properties.

Not personal or economic. The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

The additional headroom will allow for additional manufacturing to be done in this building, allowing for additional employment in the community.

Necessary. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

N/A

F & C Holding Co.
24622 Mound Road
Warren, Michigan
Rep: Charles Earl

Re: Rear of
24622 Mound Road

Request approved with stipulation at meeting of January 13, 1965 To erect an addition (62 ft x 123 ft) to w/in 3.17 ft of Rinke Ave. & over a vacated alley easement; also a deviation of approx. 17% of the required hard surface area. Stipulation: PARKING SETBACK 15 ft. from Rinke planted with grass + trees & a 4 ft decorative wall be erected on E PL.

24622 Mound Rd.

J & J Burning Co.

Rep: Master Fence Co.
38276 Dodge Rd., Sterling

Request approved at Meeting of August 20, 1969, with condition - do their work inside of the building. Permission to erect an 8 ft. high fence with the CONDITION above.

24622 MOUND ROAD

J & J BURNING CO.

GRANTED PERMISSION AT THE MEETING OF 9/26/79 TO CONSTRUCT A 90' X 126' ADDITION TO THE FRONT PROPERTY LINE ALONG RINKE, TO ALLOW OPEN STORAGE OF OTHER THAN JUNK, TO HARDSURFACE FOR PARKING PURPOSES TO WITHIN 10' OF THE FRONT PROPERTY LINE ALONG MOUND & TO WITHIN 4' OF THE FRONT PROPERTY LINE ALONG RINKE, TO WAIVE APPROXIMATELY 29,000' OF REQUIRED OFF-STREET PARKING, TO WAIVE REQUIRED CURBING ALONG THE COMMON PROPERTY LINE, TO SPLIT A 126' X 3' LOT OF RECORD IN TWO (2) PARCELS--ONE (1) PARCEL BEING THE SOUTH 154' OF THE WEST 42' OF

LOTS OF REAL ACRE FARMS SUBDIVISION & THE OTHER PARCEL BEING LOT 5 EXCEPT THE SOUTH 154' OF THE WEST 42' OF REAL ACRE FARMS SUBDIVISION.

IT IS ALSO NECESSARY FOR THEM TO OBTAIN CERTIFICATION OF THE LOT SPLIT FROM THE CITY COUNCIL.

24622 Mound

LEGAL DESCRIPTION: 13-28-101-044

11/14/2018

VARIANCES REQUESTED: Permission to

Allow a 504 sq. ft. enclosed loading dock addition attached to a new truck well addition within nine (9) feet of the side yard (north property line) setback.

The petitioner's request was GRANTED as written.

24622 Mound Road

J and J Burning Co.

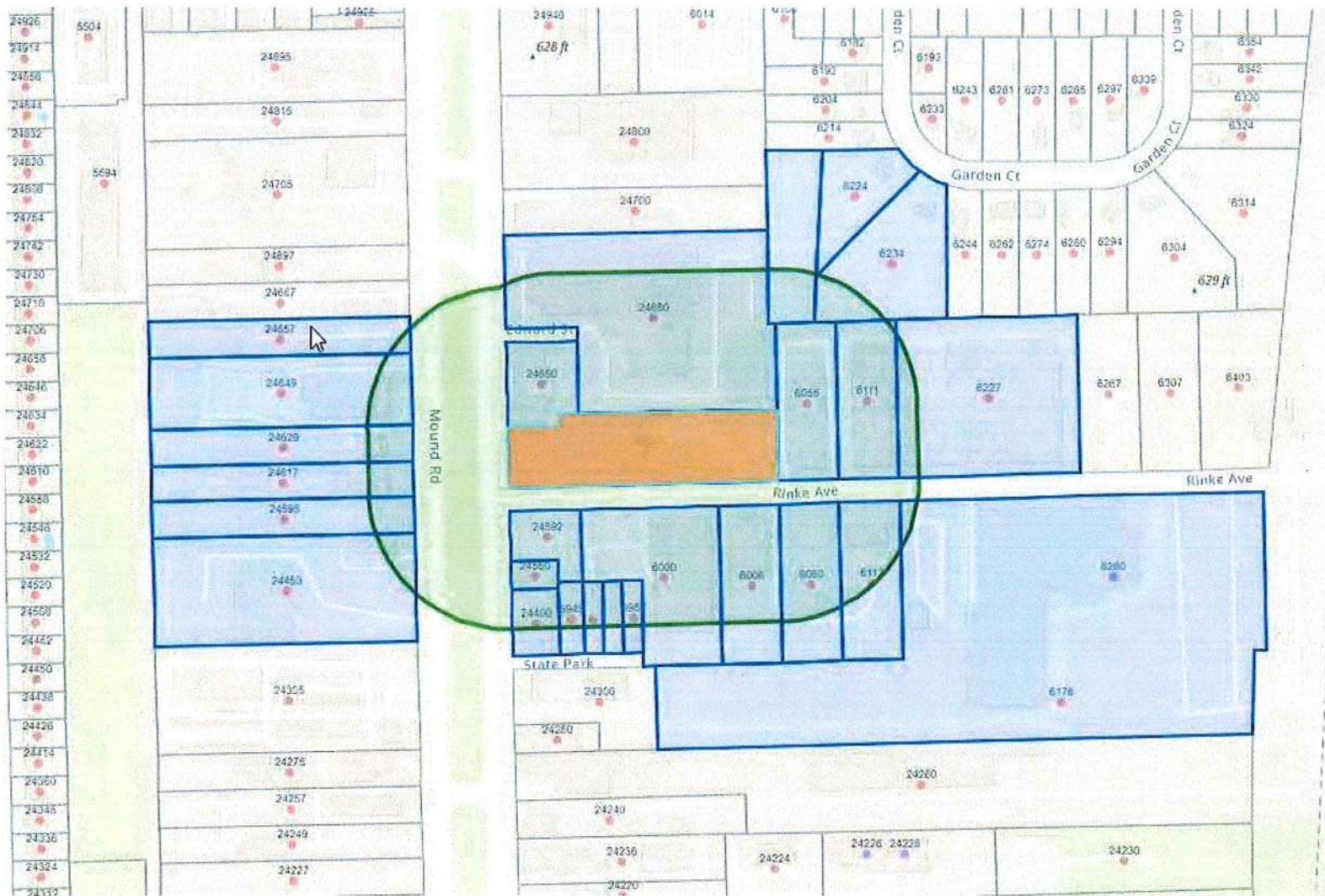
Granted permission at the meeting of 3-11-87 to construct an 80' x 137' addition to no less than 17' of the west property line and to no less than 7' of the north property line. Also granted to waive 6,465 sq. ft. of required, off-street parking.

2023 WARREN



24622 MOUND
13-28-101-044

20



Roman Nestorowicz, Chairman
David Sophiea, Vice-Chairman
Paul Jerzy, Secretary
William Clift, Asst. Secretary
Charles Anglin
Kevin Higgins
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester



Zoning Board of Appeals
Office of the City Council
5460 ARDEN, SUITE 505
WARREN, MI 48092
P: (586) 258-2060
F: (586) 268-0606

NOTICE OF PUBLIC HEARING

The Warren Board of Appeals will hold a Public Hearing in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan on:

WEDNESDAY: JUNE 28, 2023 at 7:30 P.M.

Applicant: LEE INDUSTRIAL CONSTRUCTING
Common Description: 24622 MOUND

VARIANCE(S) REQUESTED: Permission to:

- 1) Allow an addition to building with a height of 42' 3".
- 2) Retain a 3 ft. high brick wall in the front setback, 18' 3" from the front (Mound) property line that extends from the north property line to the south property line.

PLEASE NOTE: WARREN'S ZONING ORDINANCE PROVIDES THAT THIS NOTICE BE SENT TO THOSE PERSONS OWNING PROPERTY WITHIN 300 FEET OF THE PROPERTY INVOLVED.

IF THE ADDRESS THIS NOTICE IS MAILED TO CONTAINS MORE THAN FOUR (4) DWELLING UNITS LEASED BY DIFFERENT PERSONS, THIS NOTICE SHALL BE POSTED AT THE PRIMARY ENTRANCE.

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2052 – at least 48 hours in advance of the meeting to request assistance.

You may e-mail: njones@cityofwarren.org or contact us by U.S. Mail at the address listed above, to express any views you may have pertaining to this matter.

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Patrick Green, (Mayor Pro Tem) President, At Large
Gary Watts, Vice-President, Dist. 4
Mindy Moore, Secretary, Dist. 3

Jonathan Lafferty, Asst. Sec'y, Dist. 2
Angela Rogensues, At Large

Ronald Papandrea, Dist. 1
Eddie Kabacinski, Dist. 5

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: JOEL RUHLMAN, MOUND ROAD EXPRESS LLC

REPRESENTATIVE: PAUL RESCHKE

COMMON DESCRIPTION: 24815 & 24705 MOUND*

PARCEL NUMBER: 12-13-29-228-008, 009 & 010

ZONED DISTRICT: M-2

REASON: Petitioner seeks variances related to truck storage and parking.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 (S) OPEN STORAGE OTHER THAN JUNK. All open storage shall be located in a designated area approved by the Planning Commission as a part of site plan approval. the area shall be enclosed on three (3) sides by chain link fencing with metal/plastic slats used for screening as deemed necessary by the Planning Commission.

The designated area shall always be hard surfaced and screened from the public street and any residentially zoned areas. . Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site. In M-1 and M-2 zones the designated area shall not be located any closer than seventy-five (75) feet to the front property line.

SECTION 4D.39. - LOCATION. All fences and walls constructed or installed between lots shall not exceed a height of six (6) feet above the average grade of the two (2) adjoining lots and shall not extend closer to the front lot line than the established building line or front set back line.

VARIANCES REQUESTED: Permission to:

1. Allow 80319 sf of open storage, for parking/storing of semi-trucks and trailers, when 4203.2 sf is allowed.
2. Erect a 6 ft. decorative aluminum black fence 50 ft. from the front property line and 22 ft. past the front building line.
3. Allow outside storage no less than 50 ft. from the front property line.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 05/16/2023 05/24/2023 (M) (P) (C)

*Will be applying for a lot/parcel combination.

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: JOEL RUHLMAN, MOUND ROAD EXPRESS LLC

Your request for **BUILDING PERMIT** has been **REJECTED**, as it does not meet the requirements of the City of Warren Zoning Ordinance #30 as follows:

SECTION 17.02 INDUSTRIAL STANDARDS
SECTION 4D.39 LOCATION

It is necessary for you to make application to the Zoning Board of Appeals to obtain a variance for the above noted sections.

dwenson, Zoning Inspector

2750w
DWW
5/16/23

**16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED
A COPY OF ALL DOCUMENTS MUST BE SUBMITTED ELECTRONICALLY FOR
COMMERCIAL SUBMISSIONS**

**CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE**

PLEASE PRINT OR TYPE

Name of Applicant: Joel Ruhlman - Mound Road Express LLC

Address: _____ Telephone: _____

Applicant's Email Address: _____ prefer email communication

Name and Address of Property Owner (if different) N/A

Name of Representative: Paul Reschke Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ prefer email communication

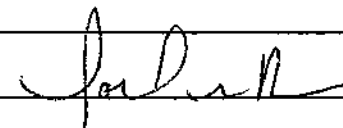
Address of Property: 24815 Mound Road, Warren, MI 48091

Parcel I.D. No. (as shown on tax bill): 12-13-29-228-008

Purpose of Request: To allow 20 Trailer and 8 Truck spaces for the purpose of open storage which
requires a waiver of 17,518 square feet.

Please explain the nature of your hardship:

The applicant purchased the property to provide better truck access to its main property at 24705
Mound Road. 24705 Mound entrance has a utility pole at the north side of the driveway which makes it
extremely difficult to enter the property with a truck and trailer. The applicant will demolish the 2
dilapidated structures on the property, pave, landscape and fence the property according to the

Signature:  Date: 5-16-23

The approval of any land use or dimensional variance from the regulations of the Warren Zoning Ordinance does **NOT** affect or rescind any requirement of the ordinance to obtain site plan approval, Building Division permit or to otherwise comply fully with the Code of Ordinances, or other applicable State or Federal regulations

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Joel Ruhlman & Steven Linden
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE Partner OF Mound Road Express LLC
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Joel Ruhlman & Steven Linden

_____/RECORDED LAND CONTRACT PURCHASER(S) I/We/It
X/RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH SUBMITTAL HAS BEEN/WILL BE MADE TO THE CITY OF WARREN,
MACOMB COUNTY, MICHIGAN IN A:

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Paul Reschke *
Name(s) of Person(s)

THE Principal OF Spartan Real Estate Group, LLC *
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

IS/ARE/MY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.

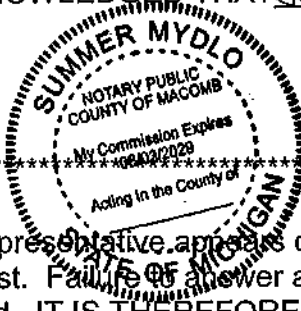
FURTHER, DEPONENT SAYS NOT.

SIGNED Joel Ruhlman L.S.
SIGNED Steven Linden L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 15 DAY OF May, 2023, BEFORE ME PERSONALLY CAME
Joel Ruhlman & Steven Linden, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT JR & SL DID SO OF their OWN FREE WILL AND DEED.



Summer Mydlo
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 06/03/2029

NOTICE TO OWNER

If a representative appears on your behalf, they must be informed on all pertinent data relative to your request. Failure of answer any question from the Board could result in your request being delayed or denied. IT IS THEREFORE RECOMMENDED THAT YOU appear in person.

Worksheet #1 - Section 20.23 - Non-use variance; practical difficulty standard.

Non-use variances relate to the modification of applicable area, dimension or structural regulations. The concurring vote of five (5) members of the Board shall be required to approve a non-use variance. **No variation from the provisions or requirements of this article shall be authorized by the Board unless the Board finds that the applicant has demonstrated all of the following to establish there is a practical difficulty in complying with the article requirement.**

The reason you are seeking the variance must be something that is beyond your control. You cannot justify approval of a variance on the simple contention that it is inconvenient to follow the rules. What extraordinary situation affects only your property and no others in the vicinity or zone?

Use the space provided below to demonstrate how your request will meet the following criteria for a non-use variance.

Unreasonable impact/burden. Strict compliance with area, setback, frontage, height, bulk or density requirements would unreasonably prevent the applicant from using the property for a permitted purpose, or would be unnecessarily burdensome.

The current property does not have adequate paved parking area base on the current square footage of the existing building per its current M2 zoning

Not self-imposed. The condition was not created by the applicant or a previous owner of the property or reasonably discoverable by the owner.

The property conditions existed upon purchase of the property and do not allow the applicant to operate its business effectively without the improvements.

Property unique. The property has unique physical features or characteristics; or the plight is due to unique circumstances of this property and is not due to general neighborhood conditions.

The property has various grade levels that cause inconvenient ponding during heavy rainfall

Not a detriment. Granting the variance will not result in detriment to nearby properties; will not impair an adequate supply of light and air to the adjacent properties; will not impair the property values in the surrounding area; and will not cause public safety concerns.

The improvements to the property will increase the ability to operate in a safe manner and will enhance the aesthetics of the property and surrounding properties

Not personal or economic. The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

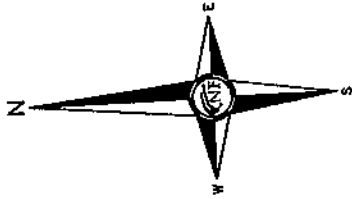
Once again, property grades impact efficient use of the property under M2 zoning

Necessary. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

Many properties on the west side of mound in proximity allow parking but none will have the curb appeal that this property will have upon completion of all the planned improvements.

Exhibit A

INGRESS/EGRESS EASEMENT (LOT 5)



P.O.B. PARCEL
NE. CORNER
OF LOT 5

Mound Road (204' Wide)

S02°09'00"W 77.00'

(1) L = 33.12'
R = 50.00'
Δ = 37°57'17"
CHD. BRG =
N73°37'04"E
32.52'

S02°09'00"W
32.92'

P.O.B. EASEMENT

(1)

S02°09'00"W
44.08'

236.74'

205.65'

S87°24'17"E

S87°24'17"E

N02°35'43"E
33.51'

LEGAL DESCRIPTION: EASEMENT

PART OF THE NE 1/4 OF SECTION 29, T.1N., R.12.E., CITY OF WARREN, MACOMB COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANCE S. 02° 09' 00" W., 32.92 FEET ALONG THE WEST LINE OF MOUND ROAD (204 FEET WIDE) FROM THE NE. CORNER OF LOT 5 OF "SUPERVISORS PLAT NO 1", AS RECORDED IN LIBER 17 OF PLATS, PAGE 26 OF THE MACOMB COUNTY RECORDS; THENCE CONTINUING S. 02° 09' 00" W., 44.08 FEET; THENCE N. 87° 24' 17" W., 236.74 FEET; THENCE N. 02° 35' 43" E., 33.51 FEET; THENCE S. 87° 24' 17" E., 205.65 FEET; THENCE 33.12 FEET ALONG AN ARC OF A CURVE TO THE LEFT, (RADIUS 50.00 FEET, CENTRAL ANGLE 37° 57' 17", CHORD BEARS N. 73° 37' 04" E., 32.52 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PARCEL

LOT 5 OF "SUPERVISORS PLAT NO 1", AS RECORDED IN LIBER 17 OF PLATS, PAGE 26 OF THE MACOMB COUNTY RECORDS, BEING PART OF THE NE 1/4 OF SECTION 29, T.1N., R.12.E., CITY OF WARREN, MACOMB COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NE. CORNER OF LOT 5; THENCE S. 02° 09' 00" W., 77.00 FEET ALONG THE WEST LINE OF MOUND ROAD (204 FEET WIDE); THENCE N. 87° 24' 17" W., 559.90 FEET; THENCE N. 02° 16' 00" E., 77.00 FEET; THENCE S. 87° 24' 17" E., 559.75 FEET TO THE POINT OF BEGINNING. CONTAINING 43,105 SQUARE FEET OR 0.989 ACRES.

APN: 12-13-29-228-008

S87°24'17"E 559.75' (R&M)

LOT 5
"SUPERVISORS PLAT NO 1"
LIBER 17, PAGE 26
APN: 13-29-228-008

N87°24'17"W 559.90' (R&M)

N02°16'00"E
77.00' (R&M)

#2500
Denim
5/16/23

**16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED
A COPY OF ALL DOCUMENTS MUST BE SUBMITTED ELECTRONICALLY FOR
COMMERCIAL SUBMISSIONS**

**CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE**

PLEASE PRINT OR TYPE

Name of Applicant: Joel Ruhlman - Mound Road Express LLC

Address: _____ Telephone: _____

Applicant's Email Address: _____ prefer email communication

Name and Address of Property Owner (if different) _____

Name of Representative: Paul Reschke Telephone: _____

Representative's Address: _____

Representative's Email Address _____ prefer email communication


Address of Property: 24705 Mound Road, Warren, MI 48091

Parcel I.D. No. (as shown on tax bill): 12-13-29-228-009, ~~42-13-29-228-010~~

Purpose of Request: To allow 86 Trailer parking spaces for the purpose of open storage which
requires a waiver of 57,649 square feet.

Please explain the nature of your hardship:

The property at 24705 Mound Road had limited parking (below permitted level) at the time of
occupancy. The property also has various grade levels and heavy rainfalls cause ponding in a
number of areas making it difficult to conduct business efficiently. The current Driveway also has a
utility pole at the northern corner making it very difficult for trucks and trailers to turn into the property
often causing southbound traffic on Mound Road to come to a stop in the 2 western lanes

Signature:  Date: 5-16-23

The approval of any land use or dimensional variance from the regulations of the Warren Zoning Ordinance does **NOT** affect or rescind any requirement of the ordinance to obtain site plan approval, Building Division permit or to otherwise comply fully with the Code of Ordinances, or other applicable State or Federal regulations

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Mike Gordon
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE _____ OF _____
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT _____
I/We/It _____
_____/RECORDED LAND CONTRACT PURCHASER(S) /RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH SUBMITTAL HAS BEEN/WILL BE MADE TO THE CITY OF WARREN,
MACOMB COUNTY, MICHIGAN IN A:

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Paul Reschke *
Name(s) of Person(s)

THE Principal OF Spartan Real Estate Group LLC *
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

IS/ARE/MY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.
FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.*

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 15 DAY OF May, 2023, BEFORE ME PERSONALLY CAME
Mike Gordon, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT Mike Gordon DID SO OF his OWN FREE WILL AND DEED.



Summer Mydlo
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 06/03/2029

NOTICE TO OWNER

If a representative appears on your behalf, they must be informed on all pertinent data relative to your request. Failure to answer any question from the Board could result in your request being delayed or denied. IT IS THEREFORE RECOMMENDED THAT YOU appear in person.

Worksheet #1 - Section 20.23 - Non-use variance; practical difficulty standard.

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Unreasonable impact/burden. Strict compliance with area, setback, frontage, height, bulk or density requirements would unreasonably prevent the applicant from using the property for a permitted purpose, or would be unnecessarily burdensome.

The current property does not have adequate paved parking area base on the current square footage of the existing building per its current M2 zoning

Not self-imposed. The condition was not created by the applicant or a previous owner of the property or reasonably discoverable by the owner.

The property conditions existed upon purchase of the property and do not allow the applicant to operate its business effectively without the improvements.

Property unique. The property has unique physical features or characteristics; or the plight is due to unique circumstances of this property and is not due to general neighborhood conditions.

The property has various grade levels that cause inconvenient ponding during heavy rainfall

Not a detriment. Granting the variance will not result in detriment to nearby properties; will not impair an adequate supply of light and air to the adjacent properties; will not impair the property values in the surrounding area; and will not cause public safety concerns.

The improvements to the property will increase the ability to operate in a safe manner and will enhance the aesthetics of the property and surrounding properties

Not personal or economic. The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

Once again, property grades impact efficient use of the property under M2 zoning

Necessary. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

Many properties on the west side of mound in proximity allow parking but none will have the curb appeal that this property will have upon completion of all the planned improvements.

24705 Mound Road

Detroit Ball Bearing Co.
1400 Howard Street
Detroit, Michigan 48216
H.M. Selden Company

Request tabled for 2 weeks at meeting of
August 2, 1967

Request approved (25' greenbelt) at meeting
of August 16, 1967

24705 Mound Road

COMPU_AID, INCORPORATED

GRANTED permission to enclose a 67-foot x 72-foot
area at the northwest corner of the property with a
ten (10) foot high, chain-link fence.

February 8, 1995

WARREN

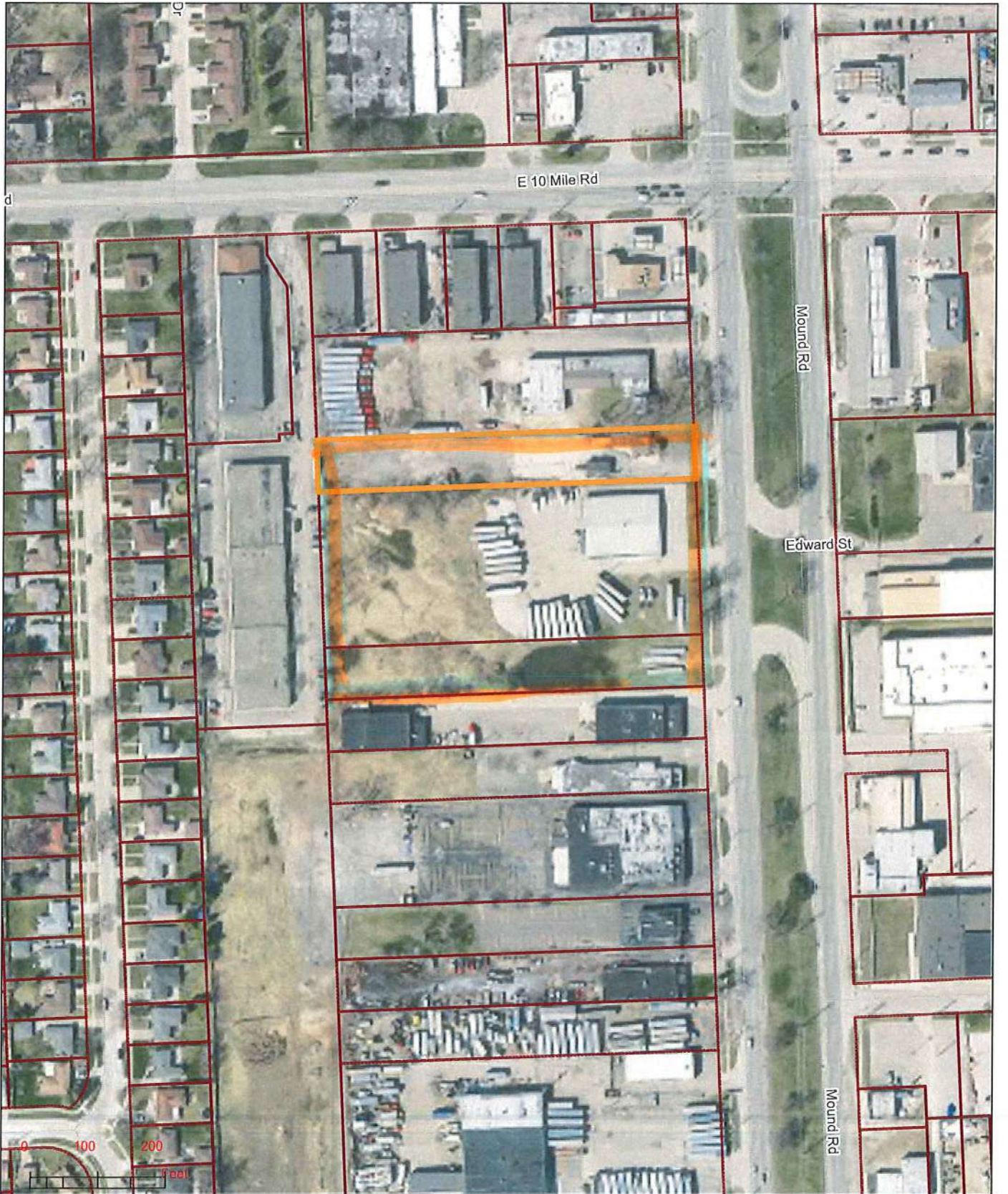


Exhibit A

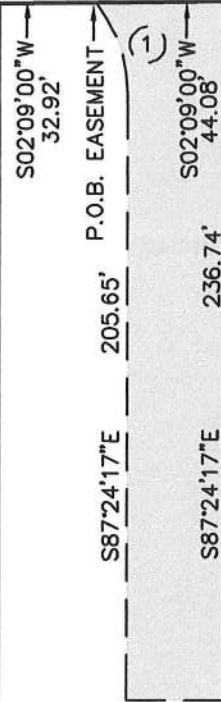
INGRESS/EGRESS EASEMENT (LOT 5)



P.O.B. PARCEL
NE. CORNER
OF LOT 5

Mound Road (204' Wide)
S02°09'00"W 77.00'

(1) L = 33.12'
R = 50.00'
Δ = 37°57'17"
CHD. BRG =
N73°37'04"E
32.52'



LEGAL DESCRIPTION: EASEMENT

PART OF THE NE 1/4 OF SECTION 29, T.1N., R.12.E., CITY OF WARREN, MACOMB COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANCE S. 02° 09' 00" W., 32.92 FEET ALONG THE WEST LINE OF MOUND ROAD (204 FEET WIDE) FROM THE NE. CORNER OF LOT 5 OF "SUPERVISORS PLAT NO 1", AS RECORDED IN LIBER 17 OF PLATS, PAGE 26 OF THE MACOMB COUNTY RECORDS; THENCE CONTINUING S. 02° 09' 00" W., 44.08 FEET; THENCE N. 87° 24' 17" W., 236.74 FEET; THENCE N. 02° 35' 43" E., 33.51 FEET; THENCE S. 87° 24' 17" E., 205.65 FEET; THENCE 33.12 FEET ALONG AN ARC OF A CURVE TO THE LEFT, (RADIUS 50.00 FEET, CENTRAL ANGLE 37° 57' 17", CHORD BEARS N. 73° 37' 04" E., 32.52 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PARCEL

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APN: 12-13-29-228-008

S87°24'17"E 559.75' (R&M)

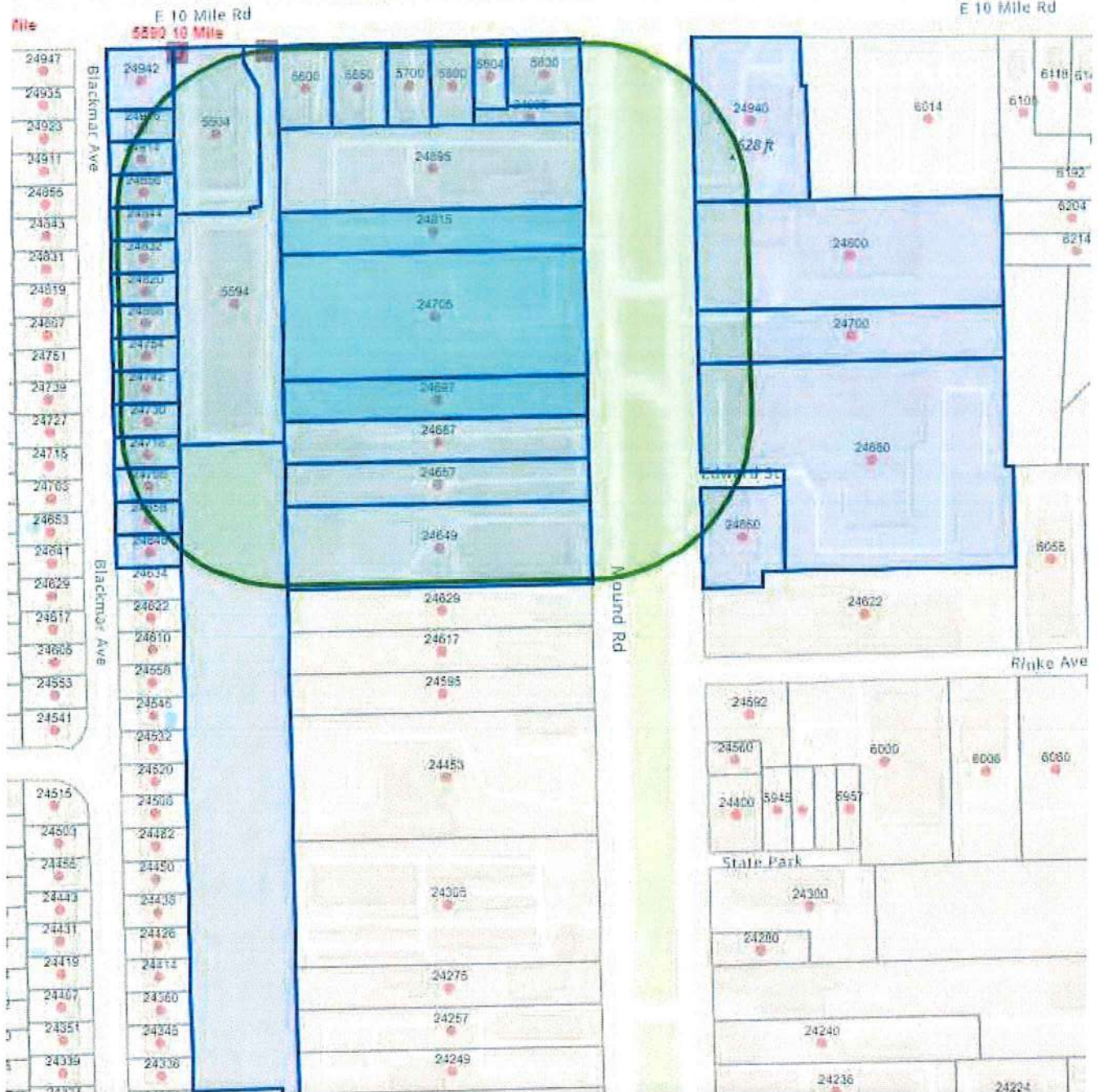
LOT 5
"SUPERVISORS PLAT NO 1"
LIBER 17, PAGE 26
APN: 13-29-228-008

N87°24'17"W 559.90' (R&M)

N02°16'00"E
77.00' (R&M)

24815 Mound
 24705 Mound
 13-29-228-008
 13-29-228-009
 13-29-228-010

36



Roman Nestorowicz, Chairman
David Sophiea, Vice-Chairman
Paul Jerzy, Secretary
William Clift, Asst. Secretary
Charles Anglin
Kevin Higgins
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester



Zoning Board of Appeals
Office of the City Council
5460 ARDEN, SUITE 505
WARREN, MI 48092
P: (586) 258-2060
F: (586) 268-0606

NOTICE OF PUBLIC HEARING

The Warren Board of Appeals will hold a Public Hearing in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan on:

WEDNESDAY: JUNE 28, 2023 at 7:30 P.M.

Applicant: JOEL RUHLMAN, MOUND ROAD EXPRESS LLC
Common Description: 24815 and 24705 MOUND

VARIANCE(S) REQUESTED: Permission to:

- 1) Allow 80,319 square ft. of open storage, for parking/storing of semi-trucks and trailers, when 4,203.2 square ft. is allowed.
- 2) Erect a 6 ft. decorative aluminum black fence 50 ft. from the front property line and 22 ft. past the front building line.
- 3) Allow outside storage no less than 50 ft. from the front property line.

PLEASE NOTE: WARREN'S ZONING ORDINANCE PROVIDES THAT THIS NOTICE BE SENT TO THOSE PERSONS OWNING PROPERTY WITHIN 300 FEET OF THE PROPERTY INVOLVED.

IF THE ADDRESS THIS NOTICE IS MAILED TO CONTAINS MORE THAN FOUR (4) DWELLING UNITS LEASED BY DIFFERENT PERSONS, THIS NOTICE SHALL BE POSTED AT THE PRIMARY ENTRANCE.

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2052 – at least 48 hours in advance of the meeting to request assistance.

You may e-mail: njones@cityofwarren.org or contact us by U.S. Mail at the address listed above, to express any views you may have pertaining to this matter.

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Patrick Green, (Mayor Pro Tem) President, At Large
Gary Watts, Vice-President, Dist. 4
Mindy Moore, Secretary, Dist. 3

Jonathan Lafferty, Asst. Sec'y, Dist. 2
Angela Rogensues, At Large

Ronald Papandrea, Dist. 1
Eddie Kabacinski, Dist. 5